

Chairperson John R. Clark
Vice-Chairperson Michael Parks
Parliamentarian Don Maxwell



Commissioners
Michael Beckendorf
John Bond
Helen Chavarria
Ralph Davila
Robert Horton
G.H. Jones

MINUTES

**BRYAN PLANNING AND ZONING COMMISSION
REGULAR MEETING
THURSDAY, MARCH 6, 2008
AT 6:00 P.M.
COUNCIL CHAMBERS, BRYAN MUNICIPAL BUILDING
300 SOUTH TEXAS AVENUE, BRYAN, TEXAS**

Disclaimer: *The meeting minutes herein are a summarization of meeting proceedings, not a verbatim transcription.*

1. CALL TO ORDER

Commissioner Clark called the regular meeting to order at 6:05 p.m.

Commissioners	Present	2008 Regular Meetings Held	2008 Regular Meetings Attended	Regular Meetings Held During Last 6 Months	Regular Meetings Attended During Last 6 Months
Michael Beckendorf	Yes	5	4	10	9
Johnny Bond	Yes	5	5	10	10
Helen Chavarria*	Yes	5	4	10	4
John R. Clark	Yes	5	5	10	10
Ralph Davila	Yes	5	5	10	10
Robert Horton	Yes	5	3	10	8
G.H. Jones	Yes	5	5	10	9
Don Maxwell	No	5	3	10	8
Michael Parks	Yes	5	4	10	9

*appointed in January 2008

Staff members present: Mr. Randy Haynes, Staff Planner; Ms. Lindsey Guindi, Planning Manager; Ms. Janis Hampton, City Attorney; and Mr. Rodney Schmidt, Planning Intern.

Chairperson Clark announced that regular agenda item number 6, a variance request concerning property at 703 Gaytha Circle (case no. PV 08-05), had been withdrawn by the applicant and that there would be no public hearing on the matter.

2. HEAR CITIZENS

No one came forward.

3. RECOGNITION OF AFFIDAVITS FILED IN RESPONSE TO STATE LAW ON DISCLOSURE OF LOCAL OFFICIAL'S CONFLICT OF INTEREST

No affidavits were filed.

4. CONSENT AGENDA.

A. Minutes from the workshop and regular meetings on February 21, 2008

B. Final Plat FP08-04: Angels Gate Subdivision – Phase 2

R. Haynes

Proposed Final Plat of Angels Gate Subdivision – Phase 2, being 12.326 acres of land located generally south of Mervin's Run between Aggie Way and Patsy's Glen in Bryan, Brazos County, Texas.

Commissioner Jones moved to approve the Consent Agenda. Commissioner Parks seconded the motion.

Chairperson Clark asked if there was any discussion.

There was none.

The motion passed with a unanimous vote.

5. Rezoning RZ08-09: Stonehill-PRM Realty

R. Haynes

A request to change the zoning classification from Planned Development – Mixed Use District (PD-M) to Planned Development – Housing District (PD-H) to allow development of townhouses on 14.585 acres of land out of J.H. Jones Survey, Abstract 26 and T.J. Wooten Survey, Abstract 59 and located west of the intersection of Traditions Boulevard and South Traditions Drive in Bryan, Brazos County, Texas.

Mr. Randy Haynes, Staff Planner, presented a staff report (on file in the Development Services Department). Mr. Haynes stated that the applicant, Stonehill-PRM Realty, is requesting a rezoning of the subject property from Planned Development – Mixed Use (PD-M) to Planned Development – Housing (PD-H) District to allow for variations from the ordinary development standards for lot sizes and building setbacks within residential subdivisions. The proposed development variations will decrease lot widths from 25 to 24 feet, lot depths from 100 to 88 feet, and lot areas from 2,500 to 2,150 square feet as well as reduce front building setbacks from 15 to 10 feet, rear setbacks from 20 to 0 feet, side yard setbacks from 5 to 0 feet, side alley setbacks from 10 to 8 feet, and side street setbacks from 15 to 5 feet.

Staff recommends approval of this rezoning because it complies with all requirements set out by the ordinance for an acceptable Planned Development and because the proposed development plan

provides a favorable transition between less intense uses to the east and future retail development along West Villa Maria Road.

Commissioner Davila asked staff how new this development's "new urbanism" design is. Mr. Haynes commented that "new urbanism" has been growing in popularity over the past 15 to 20 years.

Commissioner Davila commented that the development brought to mind "stacking and packing". Mr. Haynes responded by saying that "new urbanism" is a better way of utilizing land and material resources as well as reducing urban sprawl.

Chairperson Clark asked staff about the availability of sidewalks within the proposed development. Mr. Haynes commented that the sidewalks will be on the residential side of the development and not on the common area portion so as to maximize green space.

Responding to a question from Commissioner Parks, Mr. Haynes stated that the development had been reviewed by all the appropriate city departments.

Commissioner Parks asked about the north end of the development where the residents will only have access to a public right-of-way from an alley. Commissioner Parks asked how much bigger that alley will be in relation to other alleys in the development. Mr. Haynes stated that it will be 20 feet wide versus the standard 12 feet wide.

The public hearing was opened.

Mr. Jay Jordan, 12790 Merit, Suite 100, Dallas, Texas came forward on behalf of the applicant to answer questions.

Chairperson Clark asked about sidewalk access to the homes facing the common area. Mr. Jordan commented that the homes have sidewalks along the front facing the common area but that there are no sidewalks on the common area.

Chairperson Clark asked Mr. Jordan if he had any concerns about the north end alley way referred to by Commissioner Parks. Mr. Jordan commented that the alley would be a tight fit for multiple drivers, but through neighbor cooperation, it could be feasible.

Commissioner Beckendorf arrived at 6:20 p.m.

Commissioner Davila asked Mr. Jordan to what extent his company tries to develop properties in accordance with local government standards. Mr. Jordan stated that the first thing his company does before creating a development plan is learn what a city's ordinances allow. He also stated that the new and dynamic nature of this development has created the need for so many variations from the City of Bryan's development standards.

Responding to questions from Commissioner Parks, Mr. Jordan stated that the development will not be age restricted and that there will not be any amenities for children. Mr. Jordan stated that the development will be part of the Traditions HOA.

Chairperson Clark asked if the parking issues will be addressed in the deed restrictions. Mr. Jordan stated that parking has been addressed but it is in the process of being "fine tuned".

Commissioner Jones asked when this development will begin. Mr. Jordan commented that his company hopes to close on the property in late April or early May.

Mr. Jordan gave a presentation highlighting what the development is proposed to look like.

The public hearing was closed.

Commissioner Chavarria moved to recommend approval of Rezoning RZ08-09, as requested, accepting the findings of staff. Commissioner Jones seconded the motion.

Chairperson Clark asked if there was any discussion.

Commissioner Davila commented that he thinks the development is good for the community but he worries about deviating from the City's development standards.

Chairperson Clark commented that the developers should do everything they can to mitigate the parking issues.

The motion passed with a unanimous vote.

6. Planning Variance PV08-05: Orion Construction (Doug Symank)

R. Haynes

A request for approval of a 3.5-foot variance from the minimum 7.5-foot side yard required on lots in Multiple-Family (MF) zoning districts, to allow the proposed resubdivision and reorientation of one lot (currently facing Boyett Street) into two lots (proposed to face Gaytha Circle), each of which will be occupied by an existing fourplex set back 4 feet from the new side property line separating the proposed two lots, at 703 Gaytha Circle located at the corner of Boyett Street and Gaytha Circle, being Lot 16 in Block 3 of Hyde Park Addition in Bryan, Brazos County, Texas.

Chairperson Clark reiterated that his item had been withdrawn by the applicant and that there would be no public hearing on the matter.

7. ADJOURN

Without objection, Chairperson Clark adjourned the regular meeting at 6:34 p.m.

These minutes were reviewed and approved by the City of Bryan Planning & Zoning Commission on this the 20th day of **March, 2008**.

John R. Clark, Chairperson
Planning & Zoning Commission
City of Bryan, Texas

Lindsey Guindi, Planning Manager and
Secretary to the Planning and Zoning
Commission